

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR DISPOSITION PARCELS
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent reuse appraisers of the value of the parcel listed hereon for uses in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed price for buildable parcel be hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the Project Area:

<u>DISPOSITION PARCEL</u>	<u>LOCATION</u>	<u>RECOMMENDED MINIMUM DISPOSITION PRICE</u>
31A-1)	Perry and Laconia Sts.)	
31A-2)	1218 Washington St.)	\$32,100

SOUTH END URBAN RENEWAL AREA
SUMMARY OF REUSE VALUE DATA

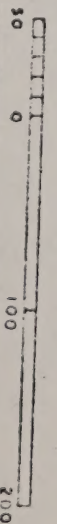
<u>Parcel</u>	<u>Area Sq.Ft.</u>	<u>Reuse</u>	<u>1st Reuse Appraisal</u>	<u>2nd Reuse Appraisal</u>	<u>Recommended Min. Disposition Price</u>
31A-1)	24,709	Commercial	<u>Ryan-Elliott</u>	<u>Laudati</u>	
31A-2)			\$33,400	\$30,900	\$32,100



PARCEL 31A
 LOCATION 1210 Washington St. and Perry St.
 USE Commercial
 AREA 24,709 sq. ft.
 WIDTH irregular
 DEPTH irregular
 ACCESS Washington St. and Perry St.
 PARKING
 D.U.'s
 ZONING M-2

NOTES:
 PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS SEE:
 SOUTH END URBAN RENEWAL PLAN
 PROJECT NO. MASS. R-56
 BOSTON REDEVELOPMENT AUTHORITY

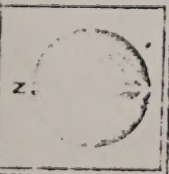


DISPOSITION
 PARCELS

DATE:

SOUTH END

Urban Renewal Area



January 3, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
Request for Approval Minimum Disposition Price
PARCEL 31A

On March 30, 1972, the Authority approved a minimum disposition price of \$15,000 for Parcel 31A, equal to \$1.30 per square foot for about 11,500 square feet.

Since that time, the parcel has been redesigned, and the total area now equals 24,709 square feet.

A minor modification of the South End Urban Renewal Plan, voted by the Authority on November 8, 1973, subdivides the parcel into 31A-1 and 31A-2, both to go to the same developer.

The appraisers have reviewed the parcel in the light of the increased area and reached the same unit value for the land.

Appraisals have been made by Ryan-Elliott and Peter A. Laudati.

It is recommended that the Authority adopt the attached Resolution, approving the minimum disposition price listed thereon.